

**TANYARD SPRINGS HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING – VIA TELECONFERENCE
7:00 P.M. ON SEPTEMBER 10, 2024**

The Board of Directors of the Tanyard Springs Homeowners Association met via teleconference on September 10, 2024. The following persons were in attendance:

BOARD OF DIRECTORS

Rosie Rivera, President
Nikia Hixon-Sample, Secretary

Patricia Warner, Vice President
Alyssa Shirk, Treasurer

OTHERS

Shireen Ambush, Abaris Realty
Andrew Moorman, Abaris Realty
Mark Moorman, Abaris Realty

REGULAR SESSION

CALL TO ORDER

Rosie Rivera called the Regular Session to order at 7:03 p.m.

HOMEOWNER FORUM

Mike Brown inquired about whether the towing fees from NCR Towing's towing services during the clubhouse parking space restriping project were a reserve expenditure. He also inquired about how the payroll refund from Abaris will be reflected on the payroll GL and whether the payment has been received. He also asked if the Board can explain what has changed in regard to their decision to reinstall the basketball hoop and why they are doing it now. He also inquired about the structural integrity of the bridge.

Kelly Bradford noted that she thought the basketball court would be closed permanently after the 90-day trial ended.

James Cox noted that he emailed a lengthy statement opposing the reinstallation of the basketball hoops.

BOARD RESPONSE TO HOMEOWNER FORUM

Mark Moorman confirmed that the towing fees did come from the reserve expenditure since the service rendered was for a reserve project and that the payroll refund payment has been received and deposited into the Tanyard Springs bank account. Rosie River stated that the original Basketball Resolution was a 90-day trial only and now that it is over, the Board voted to reinstall the basketball hoop. Mark Moorman confirmed that an engineer is evaluating the structural integrity of the bridges and that they are looking into composite materials for replacement.

Rosie Rivera confirmed that no permanent decision was made back then and that the reinstallation of the basketball hoop will be under a trial period as well. She also noted that the Board is considering the installation of a new camera system that would enforce quiet hours around the clubhouse.

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AGENDA APPROVAL

The Board unanimously voted to approve the agenda as written.

MINUTES

Patrician Warner made a motion to approve the minutes from the August 13, 2024, Board Meeting as distributed. The motion was seconded by Rosie Rivera and carried unanimously.

FINANCIAL REPORT

Alyssa Shirk provided the financial report as follows:

This Treasurer's Report is based on the financial statement issued by Abaris Real Estate Management for the period ending July 31, 2024.

- 1) Total cash on hand \$3,417,799
- 2) As of July 31, 2024, the HOA has a year-to-date net income of \$57,619
- 3) Total year-to-date revenue \$1,071,781
- 4) Total year-to-date operating expenses \$978,939
- 5) Total disbursements \$139,632
- 6) Total outstanding delinquencies \$202,969 (current owners of \$185,583 and prior owners of \$17,386)
- 7) Total outstanding delinquencies rate: 12.87%/224 homes
- 8) Delinquency more than 30 days: \$186,853 or 11.85%; 161 homes
- 9) Delinquency more than 60 days: \$178,020 or 11.29%; 136 homes
- 10) Total reserve expenditures year-to-date is \$63,239

COMMITTEE REPORTS

Design Review Committee (DRC)

Patricia Warner noted that the DRC met and approved 21 applications. The next meeting will be held later in September.

Social Committee

Rosie Rivera confirmed that the Committee met on the last Thursday in August to plan a Family Fun Day event for September 21st from 2-5 pm. The next Social Committee meeting will be held virtually on September 26th.

Community Garden Committee (CGC)

Mike Warner confirmed that the Committee harvested and donated 339 pounds of vegetables to the food bank and that since 2020, 1,537 pounds have been donated to the food bank. He also confirmed that two garden beds have been donated to the food bank.

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MATTERS FOR BOARD DECISION

Action 1: 2025 Pool Contract

Mark Moorman briefed the Board on the renewal contract received from High Sierra Pool for the pool management services that includes two adult swim events. Rosie Rivera noted that the Board met with High Sierra Pool to discuss lifeguard training and other concerns to make next year's season better. The Board unanimously tabled the renewal contract from High Sierra Pool at this time. Abaris will competitive proposals for the Board to review before making a decision.

Action 2: Basketball Courts

The Board discussed the policy resolution regulating the use of the basketball courts within the community. Rosie Rivera made a motion to start a new resolution for the purchase and reinstallation of a new basketball hoop for no more than \$4,000, and that the reinstallation of the basketball hoop would be under a 90-day trial period. The motion was seconded by Alyssa Shirk, and carried with Rosie Rivera, Alyssa Shirk, and Nakia Hixon-Sample voting in favor, and Patricia Warner voting against.

Action 3: Playground Mulch Refresh Proposal

Rosie Rivera made a motion to approve the proposal from SBC Landscaping for refreshing the four playgrounds in the community with new mulch. The motion was seconded by Patricia Warner and carried unanimously.

Action 4: Clubhouse Dead Tree Replacement Proposal

Rosie Rivera made a motion to approve the proposal from SBC Landscaping to remove a dead tree behind the bay window of the clubhouse and replace it with a 7' white spruce tree. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 5: 2025 Grounds Maintenance Proposals

Mark Moorman briefed the Board on all of the proposals that were obtained for the 2025 grounds maintenance services, which includes the landscaping, snow removal and handyman services. Rosie Rivera made a motion to approve the renewal contract from SBC Landscaping for the 2025 grounds maintenance. The motion was seconded by Patricia Warner and carried unanimously.

Action 6: Community-Wide Dead Tree Removals and Prunings Proposal

Mark Moorman briefed the Board on all of the proposals that were obtained. Rosie Rivera made a motion to approve the proposal from SBC Landscaping to for dead tree removals and pruning throughout the community. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 7: Bridges Structural Evaluation Proposal

Mark Moorman briefed the Board on the recent deterioration of the walking bridges in the community. Rosie Rivera made a motion to approve the proposal from CSG to perform a full structural evaluation of the two walking bridges in the community. The motion was seconded by Patricia Warner and carried unanimously.

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Action 8: Stormwater Management Ponds Corrections Proposal

The Board discussed the Corrective Order issued by Anne Arundel County citing corrections that need to be done by the stormwater management pond areas located along Pultney Drive and Danfield Court. Alyssa Shirk made a motion to approve the proposal from SBC Landscaping for correction repairs that would ensure compliance with the Corrective Order issued by Anne Arundel County. The motion was seconded by Nakia Hixon-Sample and carried unanimously.

Action 9: Corporate Transparency Act (CTA) Filing

Shireen Ambush informed the Board of the new annual Corporate Transparency Act (CTA) requirements and compliance for Association Board members that takes effect in 2024. Rosia Rivera made a motion to approve the proposal from Abaris Realty to file the CTA required information for the Board for a fee of \$500. The motion was seconded by Nakia Hixon-Sample. Alyssa Shirk stated that she believed the webservice for the third-party contractor that the Board's information would be submitted to had 33 security breaches. With Rosie Rivera and Naki Hixon-Sample voting in favor, and Alyssa Shirk and Patricia Warner voting against, the motion did not carry.

Action 10: Security Cameras Proposal

The Board discussed a proposal received for the installation of additional cameras that would reach the basketball courts. Rosie Rivera made a motion to approve the proposal from Vivint for \$6,254 for the installation of 12 additional upgraded cameras at the clubhouse. The motion was seconded by Alyssa Shirk and carried unanimously.

Action 11: Board Member Resignation

Rosie Rivera noted that Jonathan Trent-Carlson tendered his resignation from the Board since he sold his home in the community. On behalf of the Board, Rosie thanked Jonathan for his service to the HOA.

HOMEOWNER FORUM

Mike Brown noted that he had his identity stolen and that the issue should be taken seriously by the Board. He also inquired about whether the bridges should be closed. He also inquired about why the Board vacancy is not being filled.

Rebecca Purvis inquired about how much it would cost to have lighting installed for the trail adjacent to Heritage Crossing since it gets very dark at night.

BOARD RESPONSE TO HOMEOWNER FORUM

Mark Moorman confirmed that the bridges would remain closed until structurally evaluated by an engineer.

Mark Moorman confirmed that he would look into how much lighting would cost to be installed for the trail path.

NEXT MEETING – Tuesday, October 8, 2024, at 7:00 p.m.

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ADJOURNMENT

Rosie Rivera adjourned the Regular Session at 8:43 p.m.

SIGNATURE

DATE